



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

20, Bollin Grove, Prestbury, Macclesfield, SK10 4DR

A charming two bedroom terraced cottage in the heart of Prestbury Village.

Guide Price £355,000

Constructed of brick this delightful mid terraced cottage offers the discerning purchaser the opportunity to acquire an excellently located property, with scope to put their own stamp on, just a short stroll to Prestbury village.

The accommodation briefly comprises, to the ground floor: Entrance porch, living room, dining room, kitchen/diner and conservatory. To the first floor, the landing allows access to two good sized bedrooms and a bathroom. The property has double glazing throughout and a gas central heating system has been installed.

The property benefits from front and rear gardens. The front is paved with raised beds and borders, wrought iron gate and old style iron lamp post. The rear is also paved with borders of shrubs and a wrought iron gate to the car park beyond.

The charming and historic village of Prestbury caters for most daily needs, whilst more extensive facilities may be found in Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, InterCity rail travel to London and Manchester International Airport are all within 2 and 30 minutes drive of the property.

DIRECTIONS: From our Prestbury office proceed past St Peter's Church, turning left at the bridge into Bollin Grove. The property can be found after approximately 200 yards on the right hand side.

An internal inspection is highly recommended to appreciate the charm and potential of this fabulous village cottage.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

With tiled floor, glazed door to:

LIVING ROOM

14'0 x 13'01

With feature fireplace, radiator, archway through to:

DINING ROOM

8'11 x 8'06

With stairs to first floor, radiator with cover, door to cellar.

CELLAR

6'04 x 4'10

KITCHEN/DINER

19'04 x 8'04

With a range of fitted units including base cupboards and drawers, wall cupboards and tiled work tops, one and a half bowl ceramic sink and drainer unit, plumbing for washing machine and dishwasher, 4-ring gas hob, integrated oven/grill, radiator, door to:

CONSERVATORY

19'09 x 4'0

With glazed door to rear courtyard.

FIRST FLOOR

LANDING

With radiator, loft access.

BEDROOM ONE

13'11 (including wardrobe recess) x 13'02

With a range of fitted cupboards and drawers, radiator.

BATHROOM

8'11 x 5'08

With low level WC, panelled bath with overhead shower, vanity wash hand basin with cupboard below, radiator.

BEDROOM TWO

10'02 x 8'05

With fitted wardrobes and drawers, radiator.

OUTSIDE

Pretty courtyard gardens as previously mentioned.

Tenure

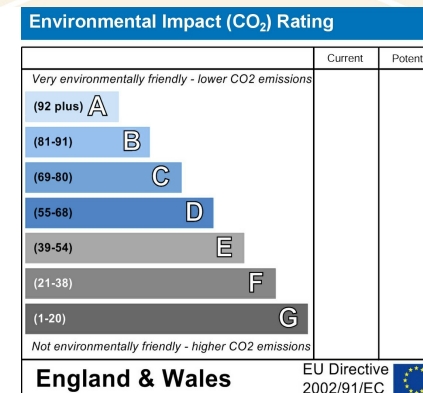
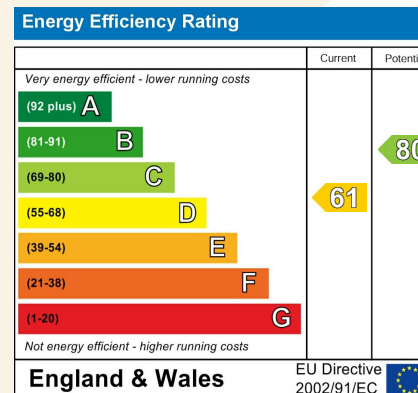
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.



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